



**HISTORIC LANDMARKS COMMISSION
HEARING AGENDA**

WEDNESDAY, APRIL 2, 2003

**Afternoon Session
4:00 – 5:00 P.M.
City Hall, Room 204
&
Evening Session
6:00 P.M.
City Hall, Room 204**

**801 North First Street
San Jose, CA**

COMMISSION MEMBERS

**GLORIA SCIARA, CHAIR
STEPHEN POLCYN, VICE CHAIR**

**AVELINO LEGASPI
MICHAEL YOUMANS**

**SANDRA PAIM
JUSTINE LEONG**

EDWARD JANKE

**STEPHEN M. HAASE, AICP, DIRECTOR
DEPARTMENT OF PLANNING, BUILDING AND CODE ENFORCEMENT**

NOTE

To arrange an accommodation under the Americans with Disabilities Act to participate in this public meeting, we ask that you call (408) 277-4576 (VOICE) or (408) 998-5299 (TTY) at least two business days before the meeting.

NOTICE TO THE PUBLIC

Good evening, my name is **Gloria Sciara**, and I am the Chair of the Historic Landmarks Commission. On behalf of the Commission, I would like to welcome you to tonight's meeting. I will now call to order the **April 2, 2003** meeting of the Historic Landmarks Commission. Please remember to turn off your cell phones and pagers.

When addressing the Commission, please approach the Commission, identify yourself and state your address for our records. After you have finished speaking, please write your name and address on the speaker's list at the end of the table.

The procedure for public hearings is as follows:

- ? After the staff report, applicants may make a five-minute presentation.
- ? Anyone wishing to speak in favor of the proposal should prepare to come forward. Each speaker will have two minutes.
- ? After the proponents speak, anyone wishing to speak in opposition should prepare to come forward. Each speaker will have two minutes.
- ? Commissioners may ask questions of the speakers. These questions will not reduce the speaker's time allowance.
- ? The Commission will then close the public hearing. The Historic Landmarks Commission will take action on the item.

The procedure for referrals is as follows:

- ? Anyone wishing to speak on a referral will be limited to one minute.
- ? Commissioners may ask questions of the speakers. These questions will not reduce the speaker's time allowance.
- ? The Historic Landmarks Commission will comment on the referral item.

If a Commissioner would like a topic to be addressed under one of the Good and Welfare items, please contact Planning staff in advance of the Commission meeting.

An agenda and a copy of all staff reports have been placed on the end of the table for your convenience.

AGENDA

ORDER OF BUSINESS

6:00 PM SESSION

- 1. ROLL CALL**
- 2. DEFERRALS**

Any item scheduled for hearing this evening for which deferral is being requested will be taken out of order to be heard first on the matter of deferral. A list of staff-recommended deferrals is available on the table. If you want to change any of the deferral dates recommended or speak to the question of deferring these or any other items, you should say so at this time.

MARVIN BAMBURG REPRESENTING RAY RUIZ, OWNER OF THE PROPERTY AT 671 S 11TH STREET AND THE SUBJECT OF ITEM 6.d., REQUESTED A DEFERRAL OF THE ITEM TO THE FOLLOWING MEETING STATING THAT THE OWNER HAD NOT RECEIVED NOTICE AND WISHED FOR MORE TIME TO WORK WITH HIS CONSULTANTS.

JANKE MOVED FOR DEFFERRAL, SECONDED BY LEONG. CHAIR SCIARA ASKED STAFF FOR A RESPONSE. DAMKROGER RESPONDED THAT THE MAILING LIST INDICATED THAT NOTICE WENT TO MR. RUIZ AT 671 S. 11TH AS WELL AS THOSE WITHIN 500 FEET OF THE PROPERTY.

POLCYN STATED THAT HE WOULD NOT SUPPORT THE REQUEST FOR DEFERRAL. SCIARA STATED THE SAME NOTING THAT THE DEVELOPMENT PROPOSAL MAY GO TO THE PLANNING COMMISSION IN APRIL.

(2-5-0) SCIARA, POLCYN, PAIM, YOUNG, LEGASPI OPPOSED.

The matter of deferrals is now closed.

The following items are considered individually.

NOTICE TO THE PUBLIC

The consent calendar items are considered to be routine and will be adopted by one motion. There will be no separate discussion of these items unless a request is made by a member of the Historic Landmarks Commission, staff or the public to have an item removed from the consent calendar and considered separately. If anyone in the audience wishes to speak on one of these items, please make your request at this time.

3. **CONSENT CALENDAR**

- a. **APPROVAL OF THE MARCH 5, 2003 SYNOPSIS**
- b. **HP02-018 & SP02-082. HISTORIC PRESERVATION PERMIT & SPECIAL USE PERMIT** to demolish an unpermitted third unit, to revert back to duplex, and to construct 204 square foot addition to an existing legal non-conforming duplex on a 0.12 gross acre site located at 390 North Third Street in the LI Light Industrial Zoning District. (Sarah Gama-Santiago, Owner). Council District 3. CEQA: Exempt.

**APPROVED (7-0-0) WITH THE FOLLOWING COMMENTS:
COMMISSIONER POLCYN CORRECTED THE VOTE ON PAGE 7,
ITEM 4 a. FROM (4-1-3) TO (3-1-3); PAGE 8 ITEM 6 c. CHANGE
"HENSELY" TO "DOWNTOWN"; PAGE 9 ITEM 6.f. STATING THAT
RATHER THAN REQUESTING A BREAKDOWN OF CHARACTER
DEFINING FEATURES, THE DOCUMENT SHOULD BE MORE
PRESCRIPTIVE.**

**COMMISSIONER LEONG STATED THAT ON PAGE 7, ITEM 6.a.
"ASSOCIATION" SHOULD BE ADDED TO HENSLEY HISTORIC
DISTRICT.**

THE FOLLOWING ITEM WAS PULLED FROM CONSENT:

- c. The projects being considered are located at the west side of North 4th Street approximately 150 feet northerly of Hensley Avenue (465 North 4th Street), on a 0.15-gross-acre site in the R-M Multiple Residence Zoning District (Chris and Michelle McSorley, Owner/Developer). Council District 3. CEQA: Exempt.
 - 1. **HP03-005. Historic Preservation Permit** to allow exterior modification of an existing duplex, and construction of 504 square foot detached garage in the Hensley Historic District (HD-86-37).
 - 2. **H03-009. Site Development Permit** to convert an existing duplex to single-family detached residential use.

**RECOMMENDATION: PLANNING STAFF RECOMMENDS THAT THE
HISTORIC LANDMARKS COMMISSION FIND THAT THE PROPOSAL
CONFORMS TO THE SECRETARY OF THE INTERIOR'S STANDARDS
AND RECOMMEND APPROVAL OF THE PROPOSED EXTERIOR
CHANGES TO THE DIRECTOR OF PLANNING STANDARD AND
SPECIAL CONDITIONS AS FOLLOW:**

- 1. **COLORS AND MATERIALS PRESENTED TO THE HISTORIC
LANDMARKS COMMISSION SHALL BE INCLUDED ON THE
APPROVED PLAN SET.**

2. **THE ROOF OVERHANG DETAIL AND GARAGE DOORS ON THE ACCESSORY STRUCTURE WILL BE REVISED ON THE APPROVED PLAN SET.**

STAFF RECOMMENDATION ADOPTED WITH THE ADDED CONDITION THAT THE GARAGE DOORS BE CARRIAGE-TYPE DOORS (7-0-0)

The Consent Calendar is now closed.

4. PUBLIC HEARINGS

- a. **HP03-003. HISTORIC PRESERVATION PERMIT** for a project located at 1600 Naglee Avenue on an 11-gross-acre site in the R-1-8 Residential Zoning District for alterations to The Municipal Rose Garden (City Landmark No. HS95-102). (City of San Jose, Owner and Developer). Council District 6. CEQA: Exempt. **CONTINUED FROM 3-5-03—Item 4.a.**

RECOMMENDATION: PLANNING STAFF RECOMMENDS THAT THE HISTORIC LANDMARKS COMMISSION REVIEW AND DISCUSS THE COLORS AND MATERIALS PRESENTED AT THE PUBLIC HEARING IN ORDER TO

1. **FIND THAT THE MATERIALS ARE IN CONFORMANCE WITH THE SECRETARY OF THE INTERIOR’S STANDARDS**
2. **RECOMMEND APPROVAL OF THE PROPOSED REPLACEMENT PAVING FOR THE CENTRAL PATHWAY IN THE MUNICIPAL ROSE GARDEN TO THE DIRECTOR OF PLANNING.**

FIND THAT THE MATERIALS IN OPTION No. 2 (CONCRETE WITH BRICK BORDER) MEET THE SECRETARY OF THE INTERIOR STANDARDS NO. 9 AND NO.10, AND ADOPT STAFF RECOMMENDATION WITH THE CONDITION THAT THE CONCRETE NOT BE STAMPED. (7-1-0) YOUMANS OPPOSED

- b. **HP03-002 & H03-006. Historic Preservation Permit & Site Development Permit** to recognize an existing duplex as the legal use, to allow 4 required parking spaces (2 covered and 2 open spaces), and for exterior facade improvements on a 0.145 gross acre site in the R-M Multiple Residence Zoning District, located at/on the east side of North Fourth Street approximately 400 feet south easterly of East Empire Street (458 N 4TH ST) (FRANK GEORGE AND ROBERTA TRUSTEE, Owner). Council District 3. CEQA: Exempt.

RECOMMENDATION: PLANNING STAFF RECOMMENDS THAT THE HISTORIC LANDMARKS COMMISSION FIND THAT THE PROPOSAL CONFORMS TO THE SECRETARY OF THE INTERIOR’S STANDARDS AND RECOMMEND APPROVAL OF THE PROPOSED ALTERATIONS

TO THE DIRECTOR OF PLANNING WITH STANDARD AND SPECIAL CONDITIONS AS FOLLOW:

- 1. FIND THAT THE COLORS AND MATERIALS ARE IN CONFORMANCE WITH THE SECRETARY OF THE INTERIOR'S STANDARDS**
- 2. RECOMMEND THAT THE REPLACEMENT WOOD FRAME WINDOWS ON THE FRONT FAÇADE ARE OF A SIMPLE ONE OVER ONE DOUBLE HUNG WOOD WINDOW TYPE**
- 3. FIND THAT THE REPLACEMENT MATERIALS FOR THE REAR ADDITION PORTION OF THE STRUCTURE ARE SUFFICIENTLY COMPATIBLE WITHOUT MIMICKING THE HISTORICAL MATERIALS**
- 4. FIND THAT THE NEW GUTTERS ARE IN CHARACTER WITH THE HISTORICAL CONTEXT OF THE SITE AND STRUCTURE**
- 5. RECOMMEND APPROVAL OF THE PROPOSED PROJECT TO THE DIRECTOR OF PLANNING.**
- 6. RECOMMEND THAT THE EXISTING WINDOW SASH ON THE SOUTH ELEVATION OF THE HISTORIC STRUCTURE BE REPLACED WITH WOOD**
- 7. RECOMMEND THAT A BULL-NOSED EDGE BE INCLUDED ON THE FRONT STAIRS AND PORCH**

LENORA PORCELLA, PRESIDENT OF HENSLEY HISTORIC DISTRICT, SUBMITTED A LETTER TO THE COMMISSION AND STATED THAT WHILE THE NEIGHBORHOOD IS PLEASED TO SEE SOME INVESTMENT IN THE BUILDING, THEY ARE OPPOSED TO THE PROPOSED DUPLEX USE, ARE CONCERNED ABOUT THE SAFETY OF THE ELECTRICAL SYSTEM IN THE HOUSE AND WOULD LIKE TO SEE THE HISTORIC ROOFLINE AND WOOD WINDOWS ON THE NORTH ELEVATION REPLACED.

TOM SIMON OF PACSJ SPOKE TO SAY THAT THE COMMISSION SHOULD REVIEW THE PROPOSED PROJECT AS NEW CONSTRUCTION, GIVEN THE FACT THAT THE DUPLEX WAS CONVERTED WITHOUT THE BENEFIT OF PERMITS.

CONTINUANCE TO MAY 7, 2003 HLC MEETING IN ORDER TO ADDRESS THE FOLLOWING ISSUES:

- ? CLOSE PROXIMITY OF PARKING TO THE HOUSE AND THE PERCENTAGE OF PAVING ON SITE**

- ? **RESTORATION OF WEST ELEVATION ACCORDING TO THE 1980 PHOTOGRAPH SUBMITTED BY THE HENSLEY HISTORIC DISTRICT. COMMISSIONERS ALSO ASKED IF REPAIR WORK WAS COMPLETED WITH OR WITHOUT THE BENEFIT OF PERMITS.**
- ? **USE OF CONSISTENT WINDOW SIZE, TYPE, STYLE AND MATERIAL THROUGHOUT THE BUILDING**
- ? **PROVIDE A SECTION DETAIL ON WINDOW PROFILE**
- ? **BULL-NOSED TREAD ON THE STAIR AND PORCH**
- ? **REFINEMENT OF BACK PORCH STAIR AND OVERHANG**
- ? **GREATER DETAIL IN PLANS REGARDING WHAT IS EXISTING**
- ? **UNIFORM SIDING ON HOUSE**
- ? **INTEGRATION OF RELOCATED GARAGE SIDING AND DOOR WITH HOUSE**
- ? **USE OF A CARRIAGE DOOR ON THE GARAGE**

APPROVED (7-0-0)

5. PETITIONS AND COMMUNICATIONS

This portion of the agenda is reserved for persons desiring to address the Commission on any matter not on the agenda. Speakers are limited to 2 minutes. The law does not permit Commission action or extended discussion on any item not on the agenda except under special circumstances. If Commission action is requested, the matter can be placed on the next agenda. All statements that require a response will be referred to staff for reply in writing.

- a. **RESPONSE TO OCTOBER 2, 2002 PETITION REGARDING THE HOPE ST. IMPROVEMENT PROJECT IN ALVISO**

NO DISCUSSION. NO PUBLIC COMMENTS.
- b. **FRANKLIN MAGGI STATED THAT THERE WAS NOT TIME FOR PUBLIC COMMENT DURING THE AFTERNOON SESSION ON ITEM 6. aa 1. and 2. MR. MAGGI POINTED OUT THAT THE 2ND AND SANTA CLARA INFILL SITE PROPOSAL DID NOT TAKE THE RELATIONSHIP TO THE ODDFELLOWS BUILDING AT 3RD AND**

SANTA CLARA INTO ACCOUNT. THE HISTORIC SIGNIFICANCE OF THE BUILDING WARRANTS A GREATER EFFORT TO DO SO.

- c. **KATE BORUFF REPRESENTING PAC SJ AND SPEAKING ON ITEM 6aa 1.and 2., ASKED IF IT IS POSSIBLE TO VIEW MODELS OF THE INFILL PROPOSALS.**

6. REFERRALS FROM CITY COUNCIL, BOARDS, COMMISSIONS OR OTHER AGENCIES

- a. **PROPOSED HP PERMIT FOR HL92-64 (27 FOUNTAIN ALLEY)/CITY COUNCIL POLICY ON THE PRESERVATION OF HISTORIC LANDMARKS**

THE POLICY STATES THAT PROJECTS WITH THE POTENTIAL TO ALTER OR DEMOLISH A LANDMARK, OR OTHER SIGNIFICANT PROPERTIES, BE BROUGHT TO THE HLC AND PUBLIC EARLY IN THE PROCESS. STAFF REPORTED THAT SITE DEVELOPMENT PERMIT RH02-002 AND HISTORIC PRESERVATION PERMIT HP03-004 HAVE RECENTLY BEEN FILED WITH THE REDEVELOPMENT AGENCY AND THE PLANNING DEPARTMENT. THE PROJECT INVOLVES THE COMBINATION OF SIX BUILDINGS (THE CRYDENWISE BUILDING, CITY LANDMARK NO. HL92-64, LOCATED AT 27 FOUNTAIN ALLEY, 33 FOUNTAIN ALLEY (CONTRIBUTING STRUCTURE TO THE NATIONAL REGISTER HISTORIC DISTRICT), 37 FOUNTAIN ALLEY (NONCONTRIBUTING), 28 E. SANTA CLARA STREET (CONTRIBUTING STRUCTURE TO THE NATIONAL REGISTER HISTORIC DISTRICT), 30 E. SANTA CLARA STREET (NONCONTRIBUTING, THOUGH POTENTIALLY ELIGIBLE AS A CITY LANDMARK AND FOR THE CALIFORNIA REGISTER WHEN EVALUATED IN THE CONTEXT OF 28 SANTA CLARA OF WHICH IT WAS ORIGINALLY A PART), 36-40 E. SANTA CLARA STREET (DETERMINED ELIGIBLE AS A STRUCTURE OF MERIT DURING EVALUATION FOR THE MIXED USE PROJECT AND CENTURY CENTER PLAN FINAL ENVIRONMENTAL IMPACT REPORT) AND A THIRD STORY ADDITION TO THE THREE E. SANTA CLARA ST. BUILDINGS.

TOM SIMON QUESTIONED THE USE OF THE MIXED-USE PROJECT AND CENTURY CENTER PLAN (MUPCCPA) EIR FOR THIS AND OTHER PROPOSED PROJECTS DOWNTOWN.

JUDI HENDERSON STATED THAT THE THREE BUILDINGS ON THE SANTA CLARA STREET ELEVATION SHOULD BE TREATED AS SUCH AND NOTED THAT THE PROPOSED THIRD STORY MAY DETRACT FROM VIEWS FROM AREA HIGHRISES AND SET A BAD PRECEDENT.

COMMISSIONERS POLCYN AND PAIM QUESTIONED THE ADEQUACY OF THE MUPCCPA EIR. COMMISSIONER SCIARA STATED THAT THE CURRENT PROPOSAL IS NOT COMPATIBLE WITH THE HISTORIC BUILDINGS.

- b. **H01-063. SITE DEVELOPMENT PERMIT** to allow the addition of a 1,260 square foot second residential unit to an existing single family detached residence on a 0.16 gross acre site in the R-2 Two-Family Residence Zoning District, located at the southeast corner of North 15th Street and East St. James Street (196 N 15TH ST) (Kuen-Yuan Chiou, Owner). Council District 3. CEQA: Exempt.

DEFERRED TO 5-7-03

- c. **REVIEW AND COMMENT ON THE NOMINATION TO THE NATIONAL REGISTER OF HISTORIC PLACES, TWOHY BUILDNG 210 S FIRST STREET**

RECOMMENDATION: PLANNING STAFF RECOMMENDS THAT THE HISTORIC LANDMARKS COMMISSION FORWARD COMMENTS TO THE CALIFORNIA STATE HISTORIC RESOURCES COMMISSION STATING THAT IN THE COMMISSION'S OPINION THE TWOHY BUILDING MEETS CRITERIA A AND C FOR LISTING IN THE NATIONAL REGISTER OF HISTORIC PLACES AND RECOMMENDS ITS NOMINATION.

STAFF RECOMMENDATION ADOPTED (7-0-0)

- b. **DISCUSSION AND ACTION REGARDING THE INCLUSION OF THE HOME AT 671 S. 11TH STREET IN THE HISTORIC RESOURCES INVENTORY**

RECOMMENDATION: PLANNING STAFF RECOMMENDS THAT THE HISTORIC LANDMARKS COMMISSION REVIEW THE TWO EVALUATIONS AND ADD THE HOME AT 671 S. 11TH STREET TO THE SAN JOSE HISTORIC RESOURCES INVENTORY.

MARVIN BAMBURG, ARCHITECT, SPOKE FOR THE APPLICANT, REITERATING THE OWNER'S CONCERN THAT HE WAS NOT PROPERLY NOTIFIED BECAUSE THE NOTICE WAS SENT TO THE PROPERTY ADDRESS. MR. BAMBURG EXPLAINED THAT EVEN BY REDUCING THE PROPOSED DEVELOPMENT ON THE SITE FROM THREE TO TWO UNITS, THE HOUSE MAY NOT BE SAVED. HE NOTED THAT ARG'S EVALUATION OF THE SITE HAD A HIGHER TALLY RATING DUE TO DIFFERENCES IN THE RATING FOR ENVIRONMENT. HE ASKED HOW LISTING THE SITE ON THE HISTORIC RESOURCES INVENTORY EFFECTED THE DEVELOPMENT PROCESS. HPO DAMKROGER EXPLAINED THAT WHILE THE LISTING AS A STRUCTURE OF MERIT DOES NOT

TRIGGER CEQA EVALUATION, LISTING IN THE INVENTORY DOES ELIMINATE THE POSSIBILITY OF MINISTERIAL DEMOLITION OF A SINGLE FAMILY HOUSE.

TOM SIMON REPRESENTING PAC SJ AND THE CAMPUS COMMUNITY ASSOCIATION AND LISA JENSEN, PRESIDENT OF THE UNIVERSITY NEIGHBORHOOD COALITION, SPOKE IN FAVOR OF ADDING THE PROPERTY TO THE HRI.

COMMISSIONER SCIARA STATED THAT KEN PODGORSEK OF THE CAMPUS COMMUNITY ASSOCIATION BROUGHT THE ISSUE TO HER ATTENTION.

COMMISSIONER YOUMANS STATED THAT HE WOULD BE SUPPORTING STAFF'S RECOMMENDATION BECAUSE ARG DID A GOOD JOB SURVEYING THE NEIGHBORHOOD AND THAT WORK SHOULD BE KEPT INTACT.

COMMISSIONER JANKE NOTED THE DIFFERENCE IN THE TALLIES AND NOTED HOW THE ARG TALLY COULD BE RECALCULATED TO SCORE 33.

STAFF RECOMMENDATION ADOPTED (6-1-0) JANKE OPPOSED

7. GOOD AND WELFARE

a. REPORT FROM THE REDEVELOPMENT AGENCY

NO REPORT

b. REPORT FROM THE SECRETARY

? Environmental Review Documents

(1) San Jose Water Land Company Draft EIR

THE DRAFT EIR IS EXPECTED TO BE SENT OUT IN LATE APRIL AND WILL BE AGENDIZED FOR THE MAY HLC MEETING

(2) Rescheduling for Tour of IBM Building 25 at Cottle and Poughkeepsie

COMMISSIONERS REQUESTED THE TOUR BE SCHEDULED IN THE AFTERNOON, PRIOR TO A HLC MEETING

- (3) NOP for the DEIR for the Civic Plaza Parking Structure in Downtown San Jose

THE NOTICE OF PREPARATION WENT OUT MARCH 20, 2003.

- ? Distribution and discussion regarding Federal Highway Administration, Proposed Section 106 Programmatic Agreement—Request for Comments

A LETTER WAS SUBMITTED TO THE COMMISSION FROM THE FEDERAL HIGHWAY ADMINISTRATION (FHWA) REQUESTING COMMENTS ON A PROPOSED PROGRAMMATIC AGREEMENT THAT WILL BE USED IN LIEU OF CURRENT SECTION 106 COMPLIANCE PROCEDURES FOR CONSIDERING HISTORIC AND ARCHAEOLOGICAL RESOURCES DURING ENVIRONMENTAL REVIEW FOR STATE HIGHWAY AND LOCAL ROADS PROJECTS IN ORDER TO STREAMLINE PROJECT DELIVERY. STAFF IS NOT PROVIDE COMMENTS TO THE FHWA, HOWEVER IF HLC COMMISSIONERS WISH TO DISCUSS OR COMMENT THEY MAY PROVIDE COMMENTS TO STAFF.

- ? Announcement Regarding Historic Landmarks Commission to meet in Council Chambers

THE COMMISSION WILL BE MEETING IN COUNCIL CHAMBERS STARTING IN JUNE OF 2003

- ? Form 700 Statement of Economic Interests—due April 1, 2003 to the City Clerk

COMMISSIONERS WERE REMINDED THAT FORMS WERE PAST DUE

c. **REPORT FROM THE SUBCOMMITTEES**

- ? Design Review

NEXT MEETING SCHEDULED FOR APRIL 16, 2003 IN ROOM 400 CITY HALL ANNEX.

- ? St. James Park

- ? *Ad Hoc* Survey Committee

- ? Standard permit language for Historical Archeology

8. ADJOURNMENT

(7-0-0) UNANIMOUS

**cc: Dolores Mellon, RDA
Lee Butler, PBCE
John Davidson, PBCE**

2003 HISTORIC LANDMARKS COMMISSION MEETING SCHEDULE

DATE	TIME	TYPE OF MEETING	LOCATION
May 7, 2003	6:00 p.m.	Regular Meeting	Room 204
May 21, 2003	12:00 p.m.	Design Review Meeting	Room 400
June 4, 2003	6:00 p.m.	Regular Meeting	Room 205
June 18, 2003	12:00 p.m.	Design Review Meeting	Room 400
July 9, 2003	6:00 p.m.	Regular Meeting	Room 204
July 16, 2003	12:00 p.m.	Design Review Meeting	Room 400
August 6, 2003	6:00 p.m.	Regular Meeting	Room 205
August 20, 2003	12:00 p.m.	Design Review Meeting	Room 400
September 3, 2003	6:00 p.m.	Regular Meeting	Room 205
September 17, 2003	12:00 p.m.	Design Review Meeting	Room 400
October 1, 2003	6:00 p.m.	Regular Meeting	Room 205
October 15, 2003	12:00 p.m.	Design Review Meeting	Room 400
November 5, 2003	6:00 p.m.	Regular Meeting	Room 205
November 19, 2003	12:00 p.m.	Design Review Meeting	Room 400
December 3, 2003	6:00 p.m.	Regular Meeting	Room 205
December 17, 2003	12:00 p.m.	Design Review Meeting	Room 400

HISTORIC LANDMARKS AGENDA ON THE WEB:

<http://www.ci.san-jose.ca.us/planning/sjplan/Hearings/hearings2003.htm>



HISTORIC LANDMARKS COMMISSION AGENDA

Wednesday, April 2, 2002
Afternoon session 4:00 – 5:00 p.m.

3. ROLL CALL

ALL PRESENT, EXCEPT JANKE

ADDENDUM

ADDITION TO AGENDA

**6. REFERRALS FROM CITY COUNCIL, BOARDS, COMMISSIONS
OR OTHER AGENCIES (to be heard at 4:00 p.m.)**

The items being considered are located within the Downtown National Register Historic District on the east and west sides of South Second Street, south of East Santa Clara Street and north of East San Fernando Street (San Jose Redevelopment Agency, Owner/Developer). CEQA: Mixed Use Project and Century Center Plan FEIR, Resolution No. 71039.1. Council District: 3.

aa. Review and Comment - 50% Schematic Designs CIM "Heart of the City" Mixed-Use Project

- 1. FOUNTAIN ALLEY SITE:** The site is a 1.25-acre parking lot located at on the west side of Second Street between Santa Clara and San Fernando.

2. SECOND AND SANTA CLARA SITE: The site is a 1.10-acre parking lot located at on the East side of Second Street between San Fernando Street and Santa Clara Street (north of the Zanotto's Grocery Store).

KELLY SNIDER OF THE RDA GAVE AN OVERVIEW OF THE PROJECTS' SCHEDULES, STATING THAT CONDITIONAL USE PERMITS WERE APPROVED IN 2002 AND THAT APPROVAL OF THE 100% SCHEMATIC DESIGN WAS TARGETTED FOR APPROVAL BY THE AGENCY BOARD ON MAY 13TH 2003.

DAVID NIEH OF THE RDA GAVE AN OVERVIEW OF THE PROJECTS' ARCHITECTURAL CONTEXTS, ADDRESSING THE HEIGHT, MASSING AND MATERIALS.

RTK ARCHITECTS INC. INTRODUCED THE FOUNTAIN ALLEY SITE.

- ? COMMISSIONERS ASKED WHAT HAPPENED AT THE END OF THE PROPOSED ALLEY. THE ARCHITECT ANSWERED THAT THERE WAS A REAR ENTRANCE TO THE GORDON BIRSCH OUTDOOR EATING AREA.**
- ? COMMISSIONERS COMMENTED THAT LIGHT AND SHADOW STUDIES MUST HAVE BEEN DONE ON IMPACTS TO HISTORIC BUILDINGS.**
- ? COMMISSIONERS EXPRESSED CONCERNS ABOUT TRASH COLLECTION AND AIR QUALITY IN THE PROPOSED ALLEY, AND GEOTECHNICAL REPORTS FOR THE UNDERGROUND PARKING STRUCTURE.**
- ? COMMISSIONERS STATED THAT THE PROPOSAL RESPECTED HISTORIC STRUCTURES AND APPEARED TO BE ACCEPTABLE AT THIS STAGE.**
- ? COMMISSIONERS ASKED ABOUT THE HISTORY OF THE FOUNTAIN AND STAFF REPLIED THAT THE INCORPORATION OF THAT HISTORY INTO PUBLIC ART IN THE PROJECT WOULD BE APPROPRIATE.**

MWM ARCHITECTS, INC. INTRODUCED THE SECOND AND SANTA CLARA SITE

- ? COMMISSIONERS COMMENTED THAT THE DESIGN SEEMED TOO CONTEMPORARY AND LACKED TRADITIONAL FEATURES.
- ? SOME COMMISSIONERS UNDERSTOOD THAT THE DESIGN REFLECTED CURRENT DEVELOPMENT ON 3RD STREET, BUT THAT THE GLASS LOOKED LIKE SPANDREL GLASS, MAKING THE FAÇADE LOOK LIKE A CONTEMPORARY SKIN.
- ? THE ARCHITECT THEN SHOWED THE COMMISSIONERS AN EARLIER DESIGN, WHICH DID NOT HAVE THE CYLINDRICAL CORNER.
- ? ONE COMMISSIONER PREFERRED THE EARLIER DESIGN BECAUSE ITS INDIVIDUAL ELEMENTS HAD A MORE TRADITIONAL FEEL, WHILE OTHER COMMISSIONERS PREFERRED THE SOFTNESS OF THE ROUNDED CORNER.
- ? COMMISSIONERS NOTED THAT THE UNARTICULATED FENESTRATION AND THE RELATIONSHIP OF SOLID TO VOID IN THE FAÇADE WERE NOT COMPATIBLE WITH THE EXISTING BUILDINGS IN THE HISTORIC DISTRICT. FOR EXAMPLE, THE TOP OF THE ARCHED WINDOW OPENINGS APPEARED TO “PINCH” THE CORNICE LINE OF THE PROPOSED BUILDING.

PLANNING STAFF WILL WORK WITH RDA STAFF TO BRING BOTH PROJECTS BACK TO THE HLC PRIOR TO FINAL APPROVAL BY THE RDA.

ADJOURNED (6-0-1) JANKE ABSENT

**C: Kelly Snider
Dolores Mellon**